



# HAZLEMERE GOLF CLUB

HIGH WYCOMBE, BUCKINGHAMSHIRE

**H·M·H**  
Golf & Leisure  
IN ASSOCIATION WITH  
**ben allen**









OUTRIGHT DISPOSAL or SALE & LEASEBACK considered

# HAZLEMERE GOLF CLUB

HAZLEMERE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP15 7LR

*Junction 4 M40; approximately 4 miles | Central London; approximately 33 miles  
Junction 16 M25; approximately 15 miles*

AN ATTRACTIVE PRIVATE MEMBERS' GOLF CLUB LOCATED ON  
THE EDGE OF HIGH WYCOMBE TO THE WEST OF LONDON.

- Established 1982
  - Mature 18 hole 5,833 yard (par 70) golf course
    - Practice facilities
  - Substantial two storey clubhouse extending to circa. 770 sq m (8,285 sq ft)
    - Greenkeeping complex
  - Approximately 102 acres FREEHOLD
    - Turnover circa. £1,015,000
- [www.hazlemeregolfclub.co.uk](http://www.hazlemeregolfclub.co.uk)

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# Introduction

Established in 1982, Hazlemere Golf Club has developed into a mature 18 hole golf complex. The land was originally owned by The Earl Howe Estate and the lime tree avenue which runs through the course is believed to be part of the carriage drive way to Penn House.

The opportunity now exists for an investor to determine the way forward for the club.

Following an EGM in July 2018, at which the members voted to either an outright disposal or a sale & leaseback of the club, an investor is sought for the property. One who will undertake to preserve the future of the Club and to invest in the facilities for the benefit of all.

Offers that meet the Club's stated objectives are invited for the property based on a guide price of £1.75 million.



# Objectives

The Club trades as Hazlemere Golf Club Limited. The Company's Board has identified a number of key objectives for the marketing exercise, which are summarised below:

- To preserve the future of the Club and the playing of golf at the property.
- To secure investment in the facilities (both clubhouse and golf course) to ensure that the business remains viable.
- To attract a purchaser with proven entrepreneurial operational experience, ideally (but not necessarily) in the golf sector.

- To achieve a seamless transfer of the business.

It is important to note that achieving these objectives, and thereby securing the future of the Club, is arguably more important to the Board and the wider club membership than maximising the headline sale price. Offers for the property will be considered in the round and the preferred bidder will be the party that is deemed best placed to deliver the Club's objectives.

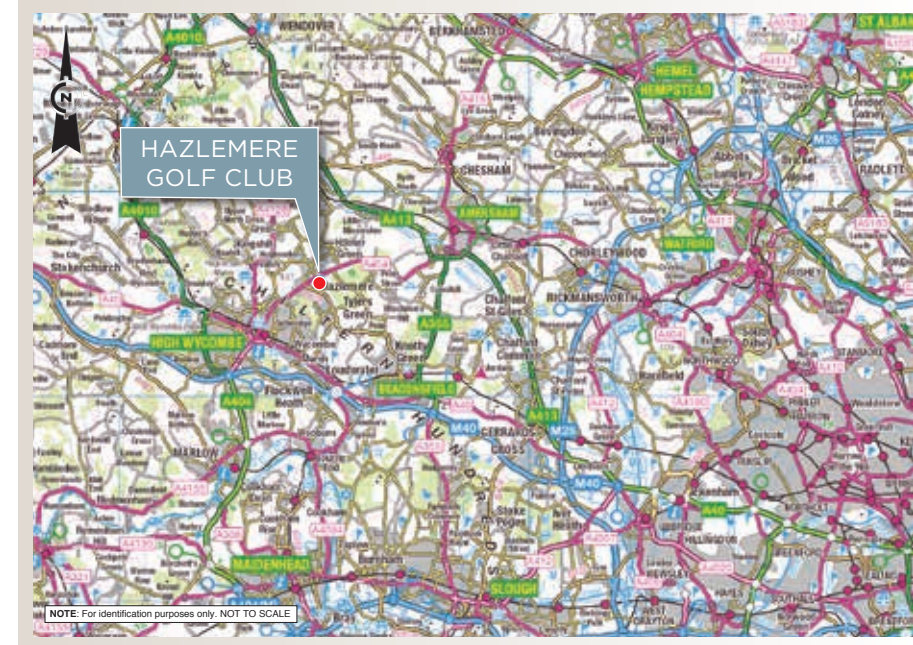






## Location

Hazlemere Golf Club is set in an Area of Outstanding Natural Beauty in the heart of the Chiltern Hills of South Buckinghamshire, close to Amersham, Beaconsfield and High Wycombe. Hazlemere Golf Club is situated less than 34 miles from Central London with the M40 / M25 interchanges nearby. This highly affluent area enjoys all the benefits of close proximity to Central London (there is a Tube Station at Amersham), whilst offering the attractions of a local semi-rural environment.

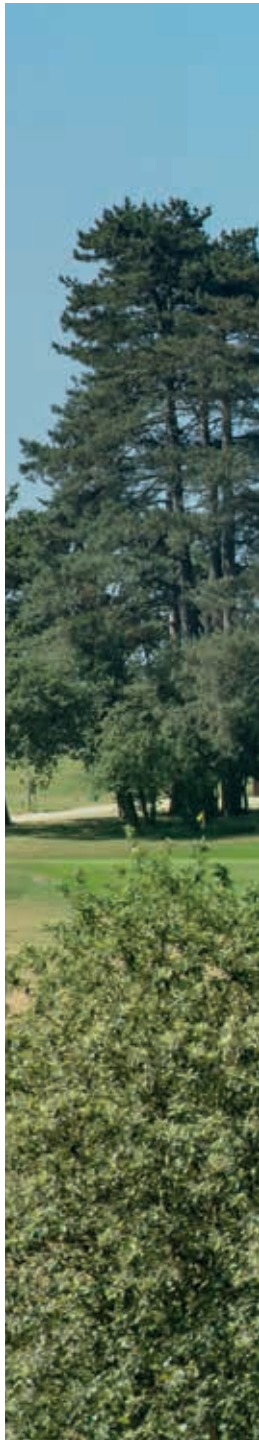


The local village of Amersham benefits from a last stop Tube station operating the Metropolitan line into central London. There is also a frequent Chiltern line service from Amersham and High Wycombe.

### Approximate distances include:

- Central London (Marble Arch) - 33 miles
- High Wycombe - 2 miles
- Beaconsfield - 5 miles
- Amersham - 4 miles
- London Heathrow Airport - 21 miles
- London Gatwick Airport - 56 miles





## *Description of the Property*

Hazlemere Golf Club is an attractive 18 hole course where the former number 1 in the world, Luke Donald played as a junior member.

### **The facilities comprise:**

#### **18 HOLE GOLF COURSE**

The 18 hole golf course extends to 5,833 yards (par 70) from the white tees and is a true test of golf. The layout is essentially two loops of nine holes.

The current course layout was designed by Terry Murray and makes full use of the natural features of the site.

Greens and tees are of traditional construction with automatic irrigation laid to the greens. The course is presented to a good standard throughout.

#### **PRACTICE FACILITIES**

There is a practice area by the entrance to the golf club and a 9 hole putting green in front of the clubhouse.







## CLUBHOUSE

The clubhouse, which is believed to have been constructed in the early 1980s and has been refurbished a number of times since, occupies a commanding position overlooking the golf course.

The two storey accommodation extends to c. 770 sq m (8,285 sq ft). The accommodation comprises:

### Ground Floor

- Reception hallway
- Secretary's / Manager's office
- Dining Room (50 covers)
- Lounge Bar (40 seats)
- Men's changing room with showers and WCs
- Ladies changing rooms with showers and WCs
- Pro shop

### First Floor

- The Luke Donald Suite (150 covers)
- Commercial kitchen
- One bedroom Steward's flat

The clubhouse has wonderful views over the golf course. There is an open terrace next to the putting green with access from the Lounge Bar during summer months.

There is Member parking for approximately 90 cars plus a further 50 visitor / overflow spaces.







### GREENKEEPERS' FACILITIES

The purpose built greenkeepers' facilities are located towards the north of the site with access off the A404 Amersham Road.

The Greenkeepers' buildings are primarily of metal frame and concrete block construction, under profiled corrugated sheet roofs, with concrete floors and surrounds. The accommodation includes a machinery and equipment storage area, maintenance room / workshop, rest room and a bagged materials store with mains power. A bunded diesel tank, irrigation tank, and storage bays for course materials are available close by.





# Tenure & Possession

The entire property is held freehold and totals c. 102 acres.

There is a small area adjacent to the carpark which is leased to South Central Ambulance Service NHS Foundation Trust for 10 years until March 2022. The passing rent is £1,250 per annum.



# The Existing Business

## TRADING HISTORY

Hazlemere Golf Club was purchased by its members in 2000 and trades as Hazlemere Golf Club Limited (a private company limited by shares). The Directors of Hazlemere Golf Club Limited are all members of the Club and are responsible for the operation of the business and serve on an unpaid basis. Being a private members' golf club, VAT is not currently charged on membership subscription income or visitors green fees, albeit that this will change under proprietorial control.

Trading and management accounts for the years ending 30th April 2016 – 2018 can be summarised as shown below:

Y/E 30 April	2018	2017	2016
	Management	Audited	Audited
	£	£	£
<b>Subscriptions</b>	346,239	333,582	327,015
<b>Joiner Subscription*</b>	35,907	30,546	39,655
<b>Green fees</b>	63,378	62,766	58,266
<b>Beverage</b>	236,011	245,391	245,679
<b>Catering / Events</b>	227,300	222,379	230,388
<b>Pro shop</b>	40,280	44,818	39,037
<b>Misc</b>	32,618	4,667	51,659
<b>Room Hire</b>	20,367	22,252	27,772
<b>Buggy / Trolley Hire</b>	11,483	13,109	11,856
<b>Teaching</b>	1,782	6,174	5,208
<b>Turnover</b>	<b>1,015,365</b>	<b>985,684</b>	<b>1,036,535</b>
<b>EBITDA</b>	<b>66,894</b>	<b>76,376</b>	<b>75,512</b>

\* Joiner Subscription is the income from those members who have joined in the relevant financial year.

Detailed trading accounts will be made available to parties who undertake an accompanied inspection of the property.

## GOLF MEMBERSHIP

There are currently 401 members of all categories. The membership year runs from 1st May to 30th April. New entrants to some categories renew on a rolling basis. Typical membership fees (exclusive of EGU fees) for the 2018 / 2019 season are:

Category	Subscription
Full	£1,340
5 Day	£1,195
Junior 16 - 17	£225
Social	£125 (plus VAT)

## GREEN FEES

Green Fees are currently £20 to £30 on weekdays and £25 to £35 at weekends. There are restrictions at weekends.

## EVENTS

In the last financial year the club held 19 society days and 198 parties, receptions, weddings, meetings and other functions.

## ROUNDAGE

The Club's records show that the following rounds were played at the course during the 12 months ending 30th April 2018:

Member	14,613
Guest & Green Fee	992
Society	450
<b>Total</b>	<b>16,055</b>

## LICENCES

Wycombe District Council granted a Club Premises Certificate (ref. 459/PREM) on 12th February 2018, which permits the supply of alcohol to members and guests.

The Club benefits from a Marriage and Civil Partnership licence dated October 2015.

The Club has the benefit of a PRS / PPL Licence dated 26th March 2018.

## GOLF COURSE & GROUNDS MAINTENANCE EQUIPMENT

Hazlemere Golf Club has a full complement of mainly modern golf course maintenance equipment. The principal items of equipment, hand mowers, strimmers and hand tools are all owned outright, with 10 items held on lease / HP agreements.

The Club's fleet of 5 buggies are held under a lease agreement which is typical for the sector.





# General Remarks

## SERVICES

Mains water, electricity, gas are connected to the property. Sewerage is pumped to the main sewer on the Penn Road.

Clubhouse central heating and hot water is by means of a biomass boiler. Cooking is by means of electricity and gas.

Water for the golf course irrigation system is obtained from the mains.

## ENERGY PERFORMANCE CERTIFICATES

The relevant EPC rating for the property is:  
Clubhouse - A13.

## TOWN & COUNTRY PLANNING

Wycombe District Council

[www.wycombe.gov.uk](http://www.wycombe.gov.uk)

Buckinghamshire County Council

[www.buckscc.gov.uk](http://www.buckscc.gov.uk)

The whole property is currently classified as Green Belt and in the Chilterns Area of Outstanding Natural Beauty.

## BASIS OF DISPOSAL

Offers in the region of £1.75 million are invited for the freehold property, fully fitted and equipped. The sale will be by way of an asset disposal.

The Vendors would consider a sale and leaseback on terms to be agreed.

Consumable stocks are to be taken over by the purchaser at valuation on completion.

The sale contract will include a clause reserving a percentage of future residential redevelopment value to the Vendors and / or restrictive covenants against development, the terms of which are to be agreed with the purchaser.



There is a course remodelling agreement currently in place for the importation of inert material to certain areas of the golf course. The impact will be minimal as the remodelling does not affect play. The Club will benefit from addition income in the region of £25,000 over two years.

## WEBSITE

For a further insight into Hazlemere Golf Club please visit:

[www.hazlemeregolfclub.co.uk](http://www.hazlemeregolfclub.co.uk)

## FURTHER INFORMATION & VIEWING

For further information on the Club, or to arrange an inspection of the property, please contact:

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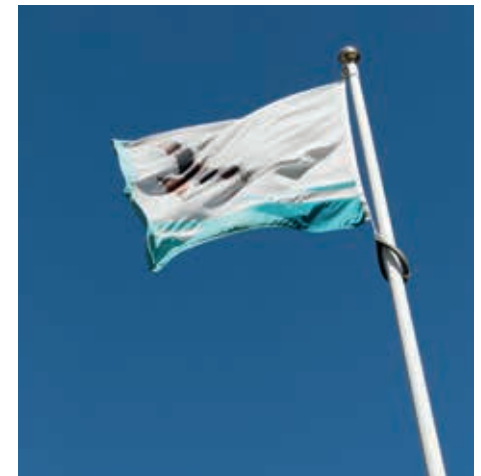
## IMPORTANT NOTICE

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5. Any area measurements or distances referred to herein are approximate only.
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The property is offered for sale subject to contract and availability.

Photographs taken in: July 2018.

Particulars produced in: July 2018.



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